



Yukon, Oklahoma

The City of Yukon is a suburb on the western boundary of Oklahoma City. It is located on Interstate 40 and is a quick 15 minute drive from downtown Oklahoma City. The western loop of the Kilpatrick Turnpike is nearby. Yukon is located in Canadian County, which is the fastest growing area in the state of Oklahoma.

Yukon's potential 200+ acre commercial site is adjacent to I-40 and offers many attributes. It benefits directly from the increasing Oklahoma City metro area traffic counts and the growing volume of traffic from the western Oklahoma communities into the metro area. The site is also convenient to several expanding residential neighborhoods located in Yukon, western Oklahoma City, Mustang, and El Reno.

FRISCO ROAD RETAIL TIF DISTRICT



CANADIAN COUNTY ECONOMIC DATA

Median Household Income:	\$63,629
State Median Household Income	\$45,339
Households making \$200,000 or more	3.3%
2013 County Unemployment Rate	4.6%
2014 County Unemployment Rate	3.9%

METRO GROWTH FORECAST

Recent Growth (2005-2010)

- Added 66,080 Residents

Projected Growth (2010-2040)

- Add 450,000 residents

- Add 270,000 jobs

FOR MORE INFORMATION CONTACT:

Tammy Kretchmar Despain
Acting City Manager
tdespain@cityofyukonok.gov

Larry Mitchell
YEDA Executive Director
lmitchell@cityofyukonok.gov



www.cityofyukonok.gov

[cityofyukonokgov](https://www.facebook.com/cityofyukonokgov)

[@cityofyukonok](https://twitter.com/cityofyukonok)

[@cityofyukonokgov](https://www.instagram.com/cityofyukonokgov)

Yukon is thriving.

YUKON PRIMARY TRADE AREA

April 2014

65% of Closest Customers
2013 Census Estimate (14 Minute Drive Time)

2013 Population:	105,440
2013 Median Household Income:	\$57,041
2013 Employees:	50,133
2011 Traffic Count: VPD (Mustang Rd.)	59,500

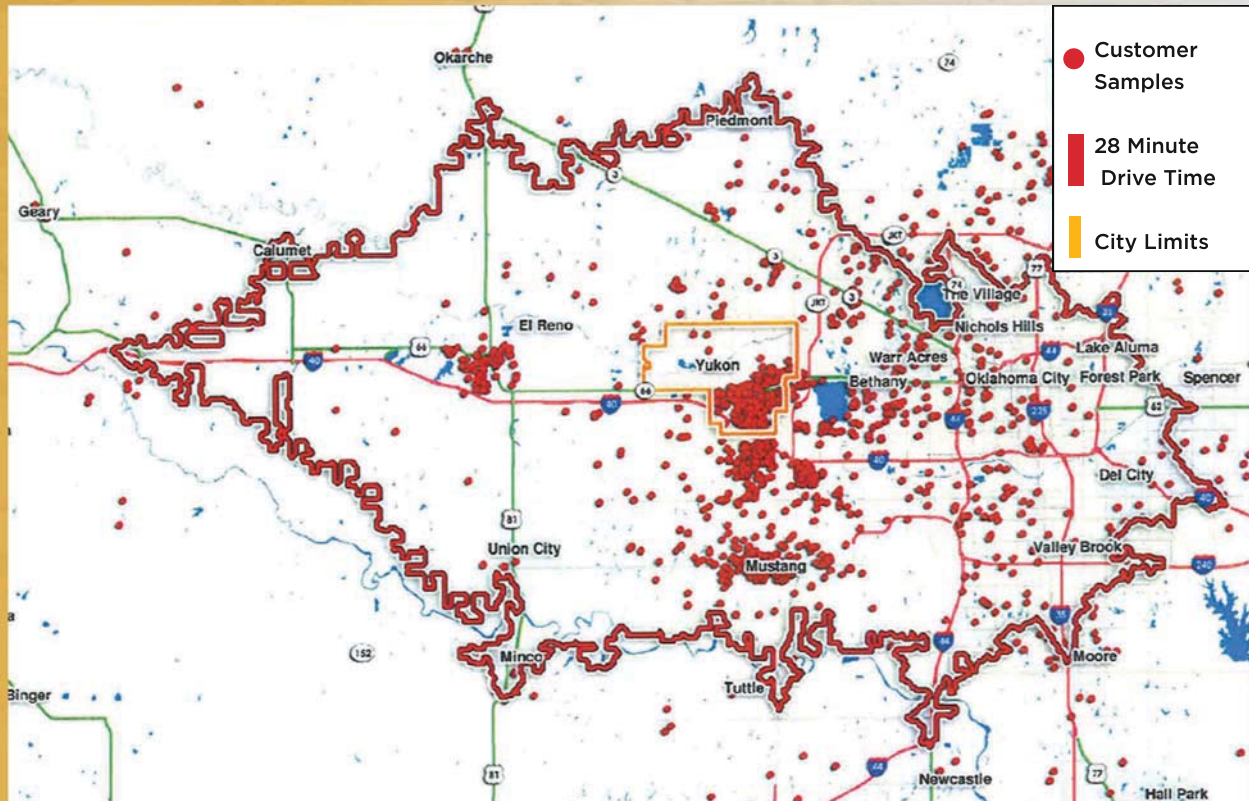
YUKON SECONDARY TRADE AREA

April 2014

85% of Closest Customers
2013 Census Estimate (28 Minute Drive Time)

2013 Population:	611,933
2013 Median Household Income:	\$48,368
2013 Employees:	396,919
2011 Traffic Count: VPD (Mustang Rd.)	59,500

YUKON, OKLAHOMA SECONDARY RETAIL TRADE AREA



Yukon is within the defined Oklahoma City metropolitan area, which experts say is:

- Yukon ranked No. 3 "Best Places to Live in the State" according to Movoto Blog, February 2014.
- CNN Money ranked Canadian County as the 25th fastest growing county in America for job growth.
- Ranked 7th as "Best Metros for Small Business" according to The Business Journals, April 2014.
- 9th among America's most affordable cities according to Forbes, March 2014.
- Listed 7th on CNN Money's "10 Fastest Growing Cities" list, March 2014.
- Ranked No. 9 on NerdWallet.com's "10 Best U.S. Cities for Job Seekers" list, January 2014.
- Yukon ranked #42 in the top 50 U.S. Suburbs by Caldwell Banker, 2014.

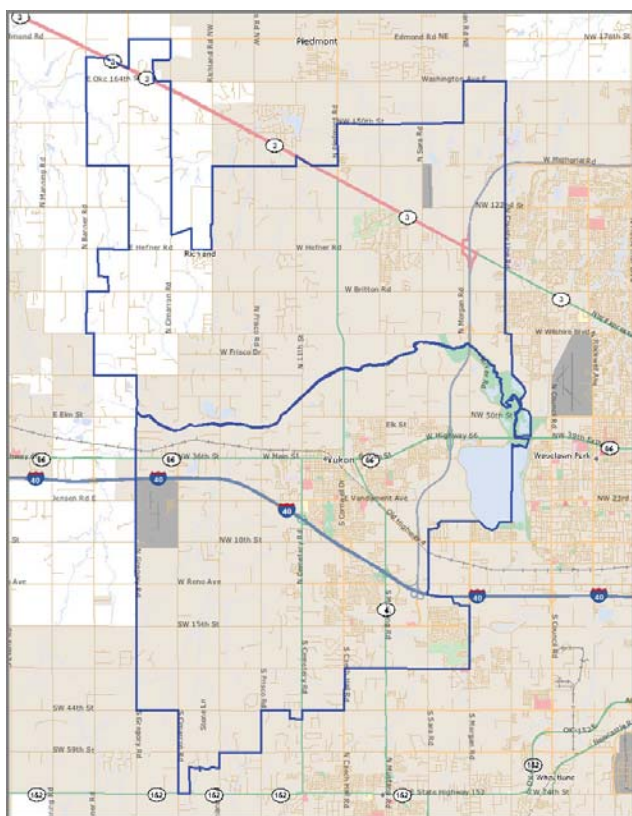




YUKON, OKLAHOMA MARKET DEMOGRAPHIC REPORT



Yukon Zip Code Area 73099



Contact Information

Larry Mitchell
Yukon Economic Development Authority
(405) 350-4700
lmitchell@cityofyukonok.gov

Market Outlook By Establishment Type

GAP

Grocery Stores	\$54,400,166
Department Stores	\$34,299,329
Health & personal care stores	\$19,696,177
Building material & supplies dealers	\$19,510,636
Clothing Stores	\$15,635,781
Full-service restaurants	\$14,259,945
Other miscellaneous store retailers	\$12,078,702
Home furnishings stores	\$9,748,433

Population—Demos 4th Qtr 2014

City Limit Population	25,242
City Daytime Population	19,966
Trade Area Population	68,044
Population Change 2010-14 City Limits	11.16%
Population Change 2010-14 Trade Area	18.56%

Households - Trade Area

Average Household Income	\$75,099
Median Housing Value	\$152,924
Owner Occupied	72.65%

Education Levels - Trade Area

High School	11,284
Bachelors Degree	9,596
Post Bachelors Degree	3,458

Business & Employees - Trade Area

Workplace Employees	13,869
Workplace Establishments	1,256
Average Salary	\$39,846

Workforce Availability - Trade Area

In Labor Force	37,341
Unemployment Rate	3.39%

Distance to Major Metro Areas

Oklahoma City	17 miles
Tulsa	118 miles
Dallas, TX	203 miles